



EXHIBIT "A"

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AT

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA; AND THE EAST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 4; AND THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 4, AND THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 4; AND THE NORTH 3/4 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 4; AND THE WEST 275.00 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 4, AND THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 4, LESS THE WEST 2 ACRES (ALSO KNOWN AS THE WEST 288.44 FEET) THEREOF; AND LESS THE FOLLOWING STREETS DEDICATED AS PUBLIC RIGHT OF WAY AND RECORDED IN OFFICIAL RECORD BOOKS OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: S.W. 88 STREET, O.R. BOOK 974 AT PAGE 569 AND O.R. BOOK 3634 AT PAGE 53 AND O.R. BOOK 3842 AT PAGE 450. S.W. 87 COURT, O.R. BOOK 6057 AT PAGE 489. S.W. 89 TERRACE, O.R. BOOK 6057 AT PAGE 485 AND O.R. BOOK 6057 AT PAGE 487. S.W. 88 AVENUE, O.R. BOOK 974, PAGE 569 (PORTIONS LATER CLOSED BY RESOLUTION NUMBER R-781-68). S.W. 94 STREET, O.R. BOOK 974 AT PAGE 569 AND O.R. BOOK 11693 AT PAGE 634. S.W. 90 AVENUE, O.R. BOOK 974 AT PAGE 569 (LATER CLOSED BY RESOLUTION NUMBER R-1394-71).

AND

THE NORTH 175 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS THE EAST 35 FEET THEREOF.

AND

TRACT A OF BHM EAST CAMPUS EXPANSION AS RECORDED IN PLAT BOOK 165 AT PAGE 47, MIAMI-DADE COUNTY PUBLIC RECORDS.

AND

TRACT A OF AGORA PROFESSIONAL BUILDING AS RECORDED IN PLAT BOOK 168 AT PAGE 55, MIAMI-DADE COUNTY PUBLIC RECORDS.

AND

THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4, LESS THE SOUTH 190 FEET OF THE EAST 285 FEET, AND LESS THE WEST 257 FEET AND LESS THE NORTH 150 FEET OF THE EAST 285 FEET, LYING IN SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 25.00 FEET THEREOF.

AND

A PORTION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 114 OF SAID SECTION 4; THENCE RUN DUE SOUTH, ALONG THE WEST LINE OF THE NORTHWEST 114 OF THE NORTHEAST 114 OF SAID SECTION 4 AND THE CENTERLINE OF S.W. 92nd. AVENUE, FOR 794.13 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 52 SECONDS EAST FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND (SAID POINT BEING COINCIDENT WITH A LINE 35.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SAID CENTERLINE OF S. W. 92nd. AVENUE); THENCE CONTINUE SOUTH 89 DEGREES 38 MINUTES 52 SECONDS EAST FOR 385.70 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 39 SECONDS WEST FOR 32.47 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 52 SECONDS EAST FOR 280.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST 114 OF THE NORTHWEST 114 OF THE NORTHEAST 114 OF SAID SECTION 4, FOR 633.76 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 17 SECONDS WEST FOR 220.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 39 SECONDS EAST FOR 193.89 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 04 SECONDS WEST FOR 423.82 FEET; THENCE DUE NORTH, ALONG A LINE 35.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SAID CENTERLINE OF S.W. 92nd. AVENUE, FOR 472.90 FEET TO THE POINT OF BEGINNING.

CONTAINING ±87.43 Acres